



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☒ Certification of Non-Conforming Use
- ☒ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Neil J. Model

Address: 3160 Tremont Ave.
Trevose, PA 19053

Phone No. [REDACTED]

Owner's Name: MCG, Limited Partnership

Address: 3140 to 3160 Tremont Ave.
Trevose, PA 19053

Phone No. [REDACTED]

Attorney Name: Karen E. Model, Esq.

Address: 3160 Tremont Ave.
Trevose, PA 19053

Phone No. [REDACTED]

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input checked="" type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 0200818

Location: 3140 to 3160 Tremont Ave. Trevoese, PA 19053

Lot Size: 2.98 Acers

Present Use: Offices and tenant in 3140 in Advanced Diagnostics MRI

Proposed Use: Lollipops Learn Academy Daycare for pre school children

Present Zoning Classification: L-1 Ligth Industrial

Present Improvement upon Land: None at this time

Deed recorded at Doylestown in Deed Book 3847 Page 1372

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

Huge opportunity for increased revenue to the township and addeding convenience to local residents in need of this service

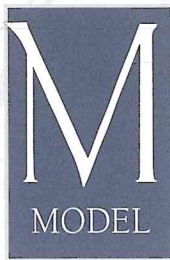
Space lends itself to a safe and secure environment for the intended use

Since taking ownership in 2004 the property while zoned L1 has always been office space and the MRI

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: none



CONSULTING

MODEL CONSULTING, INC.

3160 Tremont Avenue

Trevose, PA 19053

Phone: 215-942-7199

Fax: 215-942-7198

www.modelconsultinginc.com

Question #7 Reasons appellant believes board should approve desired action

Neil J. Model firmly believes if the zoning board approves Lollipops Learning Academy's request to occupy the proposed space it will in no way be a detriment to its own business or that of the surrounding occupants for the following reasons:

- This is huge opportunity for increased revenue to the township and adding convenience to local residents in need of this service.
- The space lends itself to a safe and secure environment for the intended use.
- Since taking ownership 2004 the property was zoned for light industrial. However, it has always been occupied as office space and an MRI facility.
- Large tractor trailers or similar delivery vehicles are rarely present with the exception of mail and UPS on a daily basis.
- There will be no dramatic increase in traffic to Tremont Ave. due to hours of operation of the tenant and the nature of the proposed business. Drop off and pick up will take place mainly prior to and after normal business hours.
- Model Consulting and Advanced Diagnostics do not have significant car or foot traffic during normal business hours and neither business would interfere with each other.
- No additional parking is required.

Neil J. Model
President

Cc: Sherri Model
Vice President

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

none

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Request for Zoning Variance to all the Daycare facility to operate in the vacant space.

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

See attached

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.


Appellant's or Owner's Signature

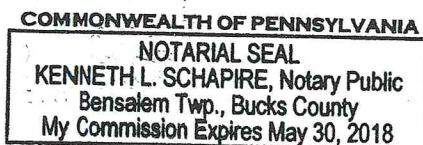
8/13/14
Date

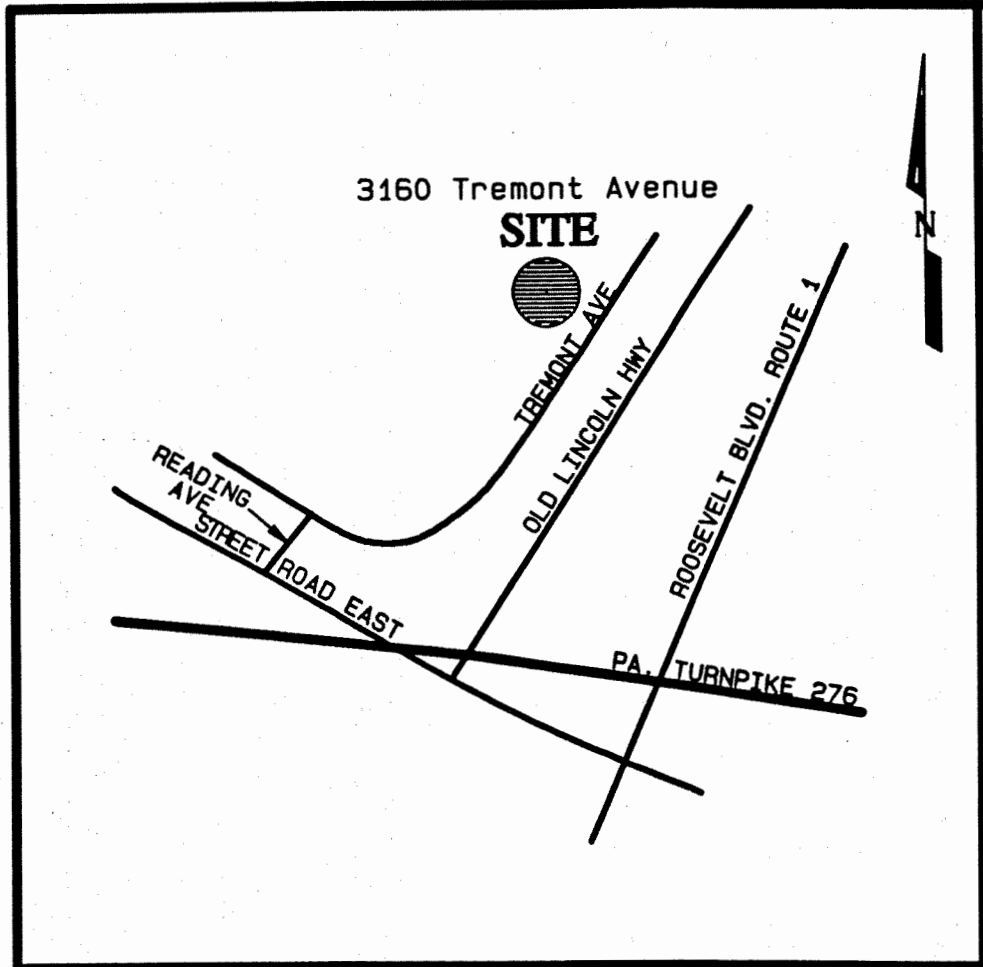
Sworn to and subscribed before me this

13th day of August 2014

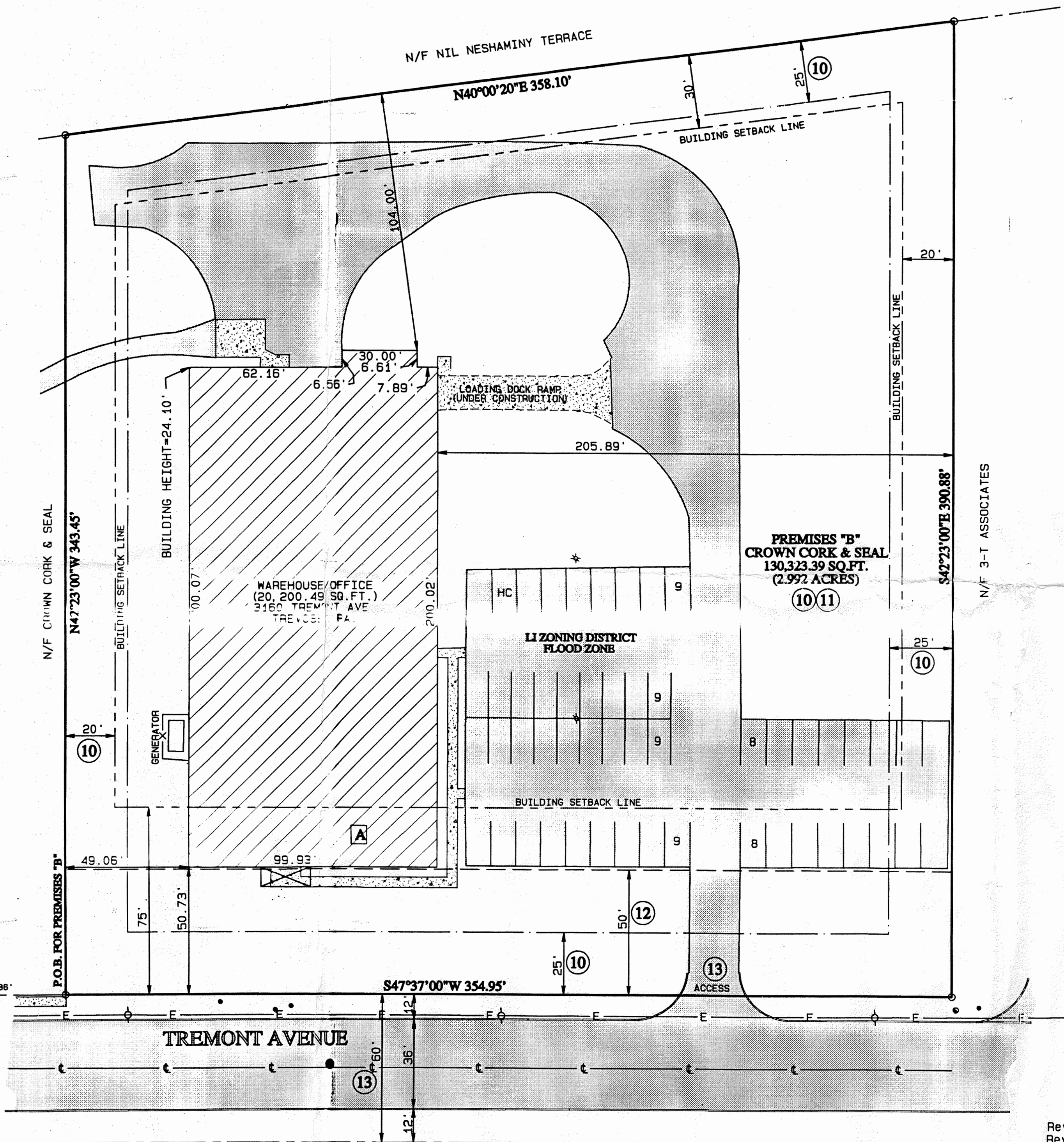
Notary Public

My commission expires



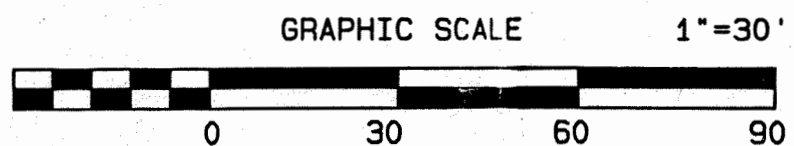
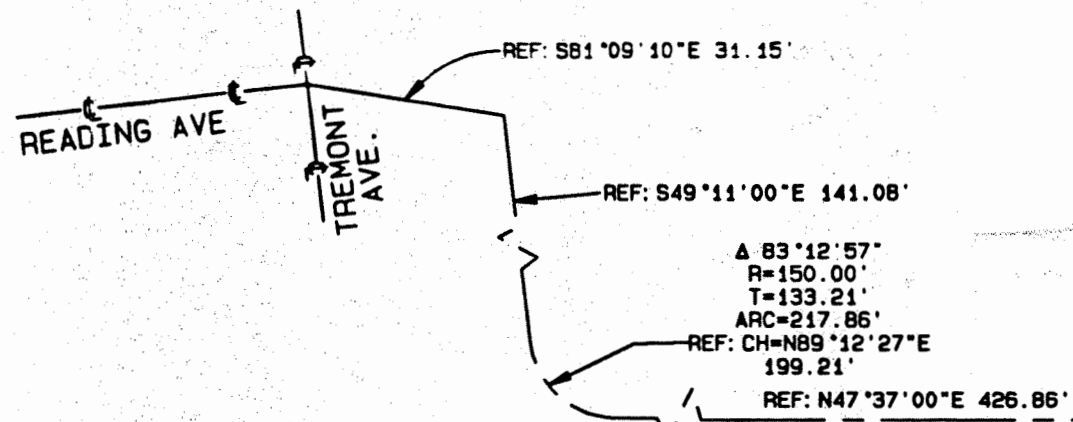


LOCATION PLAN



NOTES (RELATING TO PREMISES "B"):

1. SURVEY MERIDIAN FROM PREVIOUS PROPERTY SURVEYS.
2. BEARINGS DERIVED FROM PREVIOUS SURVEYS.
3. NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
4. THE SITE HAS ACCESS TO TREMON T AVENUE, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
5. THERE ARE 52 STRIPED PARKING SPACES ON THE SITE; INCLUDES 1 HANDICAPPED SPACES. TOWNSHIP REQUIRES 1 SPACE PER EMPLOYEE PER SHIFT.
6. ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
7. ZONING INFORMATION DERIVED FROM THE TOWNSHIP OF BENSALEM ZONING ORDINANCE DATED JANUARY 26, 1998. CURRENT ZONING ALLOWS FOR THE CURRENT USE. SITE DEVELOPED IN THE 1970'S THEREBY PREDATING THE ADOPTION OF THE ZONING ORDINANCE AND THEREFORE BEING CLASSIFIED AS A LEGAL NON-CONFORMING USE.
8. THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
9. GROSS BUILDING AREA = 20,200.49 SQUARE FEET
10. BUILDING HEIGHT = 1 STORY (24.10' HIGH)
11. TOTAL LOT AREA = 130,323.39 SQUARE FEET (2.992 ACRES)
12. BUILDING COVERAGE ON LOT = 15%
13. ENCROACHMENT SCHEDULE:
A BUILDING ENCROACHES INTO BUILDING SETBACK LINE (ORIGINAL SETBACK LINE WAS 25 FEET); SEE NOTE NO. 7.



LEGEND

- Corner Monument (Iron Pin, except if noted)
- Pole
- Catch Basin
- Light Standard
- Curbing
- Overhead Electric Wire
- Manhole
- Cleanout
- Fire Hydrant
- Waterstop
- Gas Valve
- Paved Area
- Concrete Area
- Building Area
- Handicapped Parking
- Centerline
- Reference Course & Distance
- Point of Beginning

Rev'n. #3-02/21/03-TRJ/MJJ-Revised "Certified To" party.
Rev'n. #2-10/22/02-CMP/MJJ-Revisions per review of client.
Rev'n. #1-10/11/02-TRJ/MJJ-Revisions per review of client.

CROWN CORK & SEAL 3100 Tremont Avenue/3160 Tremont Avenue Trevose, PA	
Merlyn J. Jenkins & Associates, Inc. ENGINEERS & SURVEYORS 412 West Market Street, Pottsville, PA 17901	
DATE: 8/26/02	DWN.BY: TRJ
SCALE: 1" = 30'	CHKD.BY: MJJ
Situate in the Township of Bensalem Bucks County, PA	
PLAN PREMISES "B"	DRAWING NO. SK-1840

3160 Tremont Avenue, Trevoese, PA

Summary

Sale & Lease Info

Currently Active For Lease (1)
 Historical For Sale (1)
 Historical For Lease (3)

Stats & Trends

	This Property	Nearby Properties	City Index
Asking Rent \$/SF/YR	\$16	\$	n/a

Property Details

Primary Property Type: Industrial
 Property Sub-type: Manufacturing
 Building Size: 20,000 SF

Owner & Mortgage Info

Current Owner: M C G Ltd Part
 Current Mortgage: \$1,296,000

Tax Info

\$166,400 Assessed Value, \$31,125.12 Taxes

Sale & Lease History

All History	Sale History	Lease History
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Sort by LoopNet Listing Display Rental Rate as Entered

Date	Change	Price/Rent
------	--------	------------



View Active Lease

Aug 2013	New Space	\$16.00 /SF/Yr
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Listing

For Lease:
3,400± SF
of beautiful
space with
brand new
workstation
s. Abundan
t on-site par
king. Ne...

Photo Not
Available

Jan 2008 Set Off-Market

View Historical Sale Listing

1,200 amp
s, 240/480
volt, 3 phas
e power On
e 18'w x 1
2'h tailgate
door and on
e 18'w x 1
4'h drive in
d...



May 2010 Set Off-Market \$16.00 /SF/Yr
Mar 2006 New Space \$16.00 /SF/Yr

View Historical Lease Listing

3,000+/- s.
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Jan 2009 New Space \$16.00 /SF/Yr

View Historical Lease Listing

For Lease:
3,400 SF o
f beautiful s
pace with b
rand new w

Trends

Demographics

Trevoze Market Trends

orkstation
s. Abundan
t on-site par
king. Nex...



**View
Historical
Lease
Listing**

Apr 2005

Set Off-Market

Negotiable

Dec 2004

New Space

Negotiable

1,200 amp
s, 240/480
volt, 3 phas
e powerOn
e 18'w x 1
2'h tailgate
door and on
e 18'w x 1
4'h drive in
do...

Compare this property to similar nearby Industrial - Manufacturing listings and sales comps.

Refine Market Stats

☒ Display for Sale Listings

☒ Incl. Property Comps

☐ Display Lease Listings

Distance from Property:
20.0m

Calculators

Building Size (SF)

Price/SF (\$)

Est. Cost (\$)

Update

Avg. Cap Rate (%)

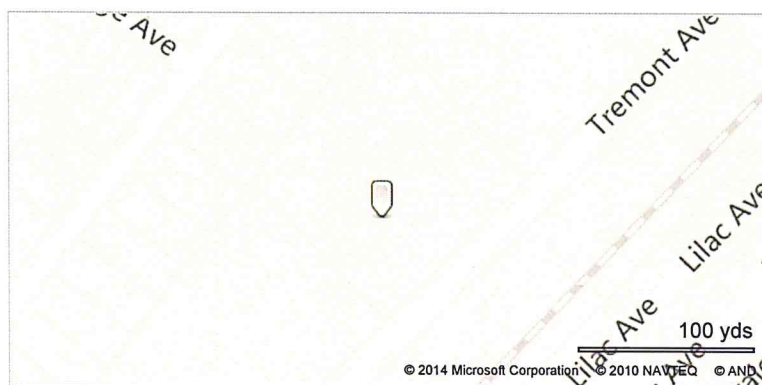
Net Income (\$)

Est. Cost (\$)

Update

0 For Sale Listings found

0 sales comps found



Asking/Sold Price Comparison



Price/SF Comparison



Property Details

Primary Property Type	Industrial
Property Sub-type	Manufacturing
Building Size	20,000 SF
Year Built	1971
No. Stories	1
Lot Size	2.99 Acres
APN/Parcel ID	02-008-018

APN/Parcel ID	02-008-018
Front Footage	354 FT
Depth Footage	390 FT
Census Tract	1002013000
Block Number	8
Building Size	20,195 SF
Lot Size	2.98 Acres
Lot Number	18
Zoning	02M1

Owner & Mortgage History

3/20/2003

APN/Parcel ID	02-008-018
---------------	------------

Owner	M C G Ltd Part
Address	3160 Tremont Ave, Trevose, PA 19053
Sale Price	\$3,147,872.00
Mortgage Date	2/26/2003
Mortgage Details (at time of loan)	\$3,165,121,024 Conventional
Mortgage Deed Type	Mortgage
Lender Name	Citicorp N America Inc

Tenant History

No Longer Tenant

Business Name	David Rosenblum
Business Type	General practice attorney, lawyer
1st Contact	David Rosenblum, Principal
Phone	(215) 364-0267
Mail Address	3160 Tremont Ave, Feasterville Trevose, PA 19053-6644
Est. Occupied	2,184 SF
Est. Sales Vol. Local	\$140,000
Date Last Updated	2/21/2013
Employees Here	2

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Tax Information

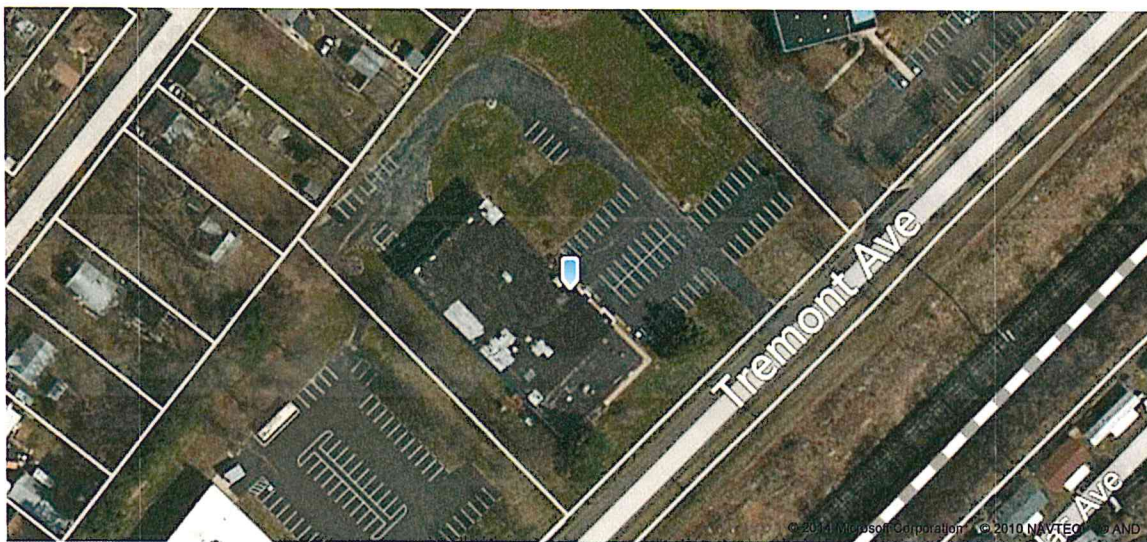
APN/Parcel ID	02-008-018
Tax Year	2014
Tax Amount	\$31,125.12
Assessed Year	2014
Total Taxable Value	\$166,400
Total Taxable Land Value	\$52,000
Total Taxable Improvement Value	\$114,400
Assessed Total Value	\$166,400
Assessed Land Value	\$52,000
Assessed Improvement Value	\$114,400

Photos

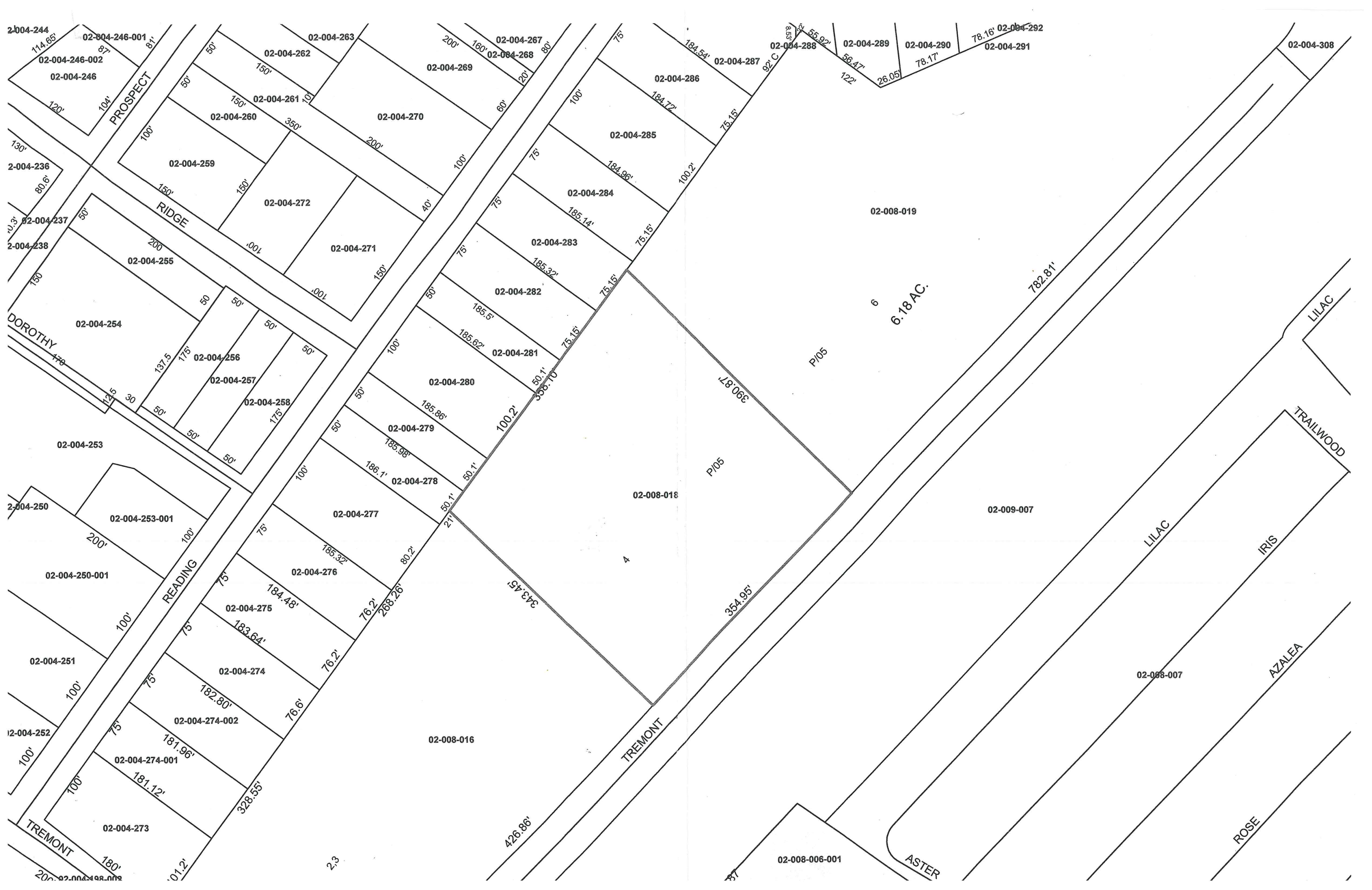


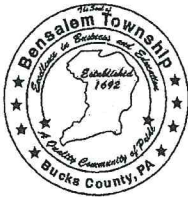
Maps

Map View



Street View





BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

ZONING CERTIFICATION

July 24, 2014

Jaime Nicole Mizan
3 Beechwood Blvd
Trevose, PA 19053

Project Address:	3150 Tremont Ave Trevose, PA 19053
Tax Parcel:	02-008-018
Property Owner:	Model Consulting Inc.

RE: ZONING CERTIFICATION

Dear Sir or Madam:

In response to your request, the following information is being furnished as it pertains to the above referenced property:

- **The subject parcel is located in an L-I, Light Industrial District.**
- **The proposed day care facility for young children is not a permitted use in the L-I, district.**
[Section 232-532]

If you have any questions or concerns, please feel free to contact this office for assistance.

You have the right to appeal this determination to the Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Rd, Bensalem or on our website at <http://bensalemtwp.org>.

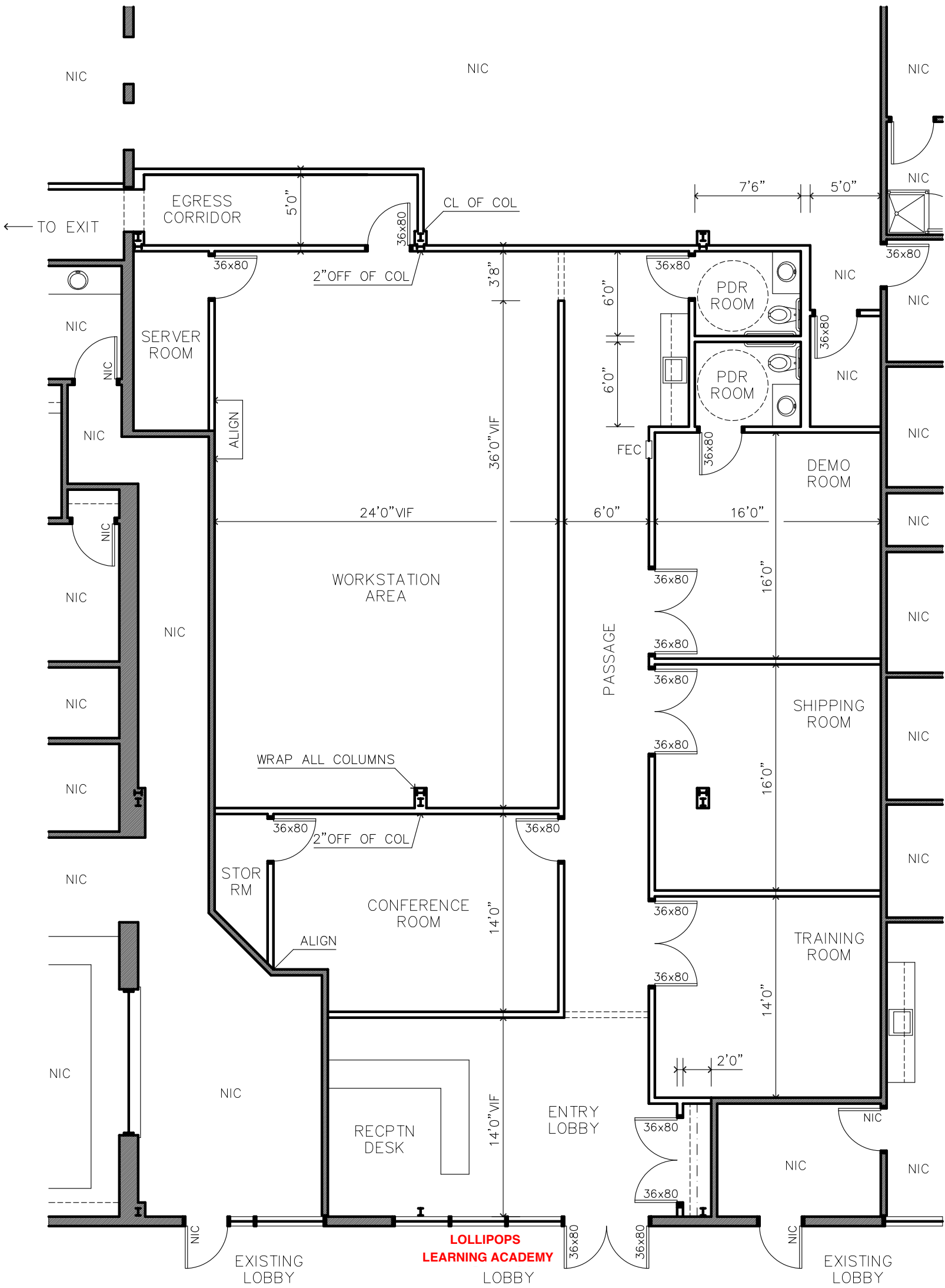
Respectfully,

[Redacted Signature]
Harold W. Gans, P.E., P.L.S.
Township Engineer

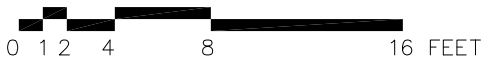
smodel@modelconsultinginc.com
Email address

HWG/lva

This is not a permit. No land shall be used or occupied and no structure shall be constructed, used or occupied until all appropriate approvals and permits are obtained.



01 ARCHITECTURAL FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



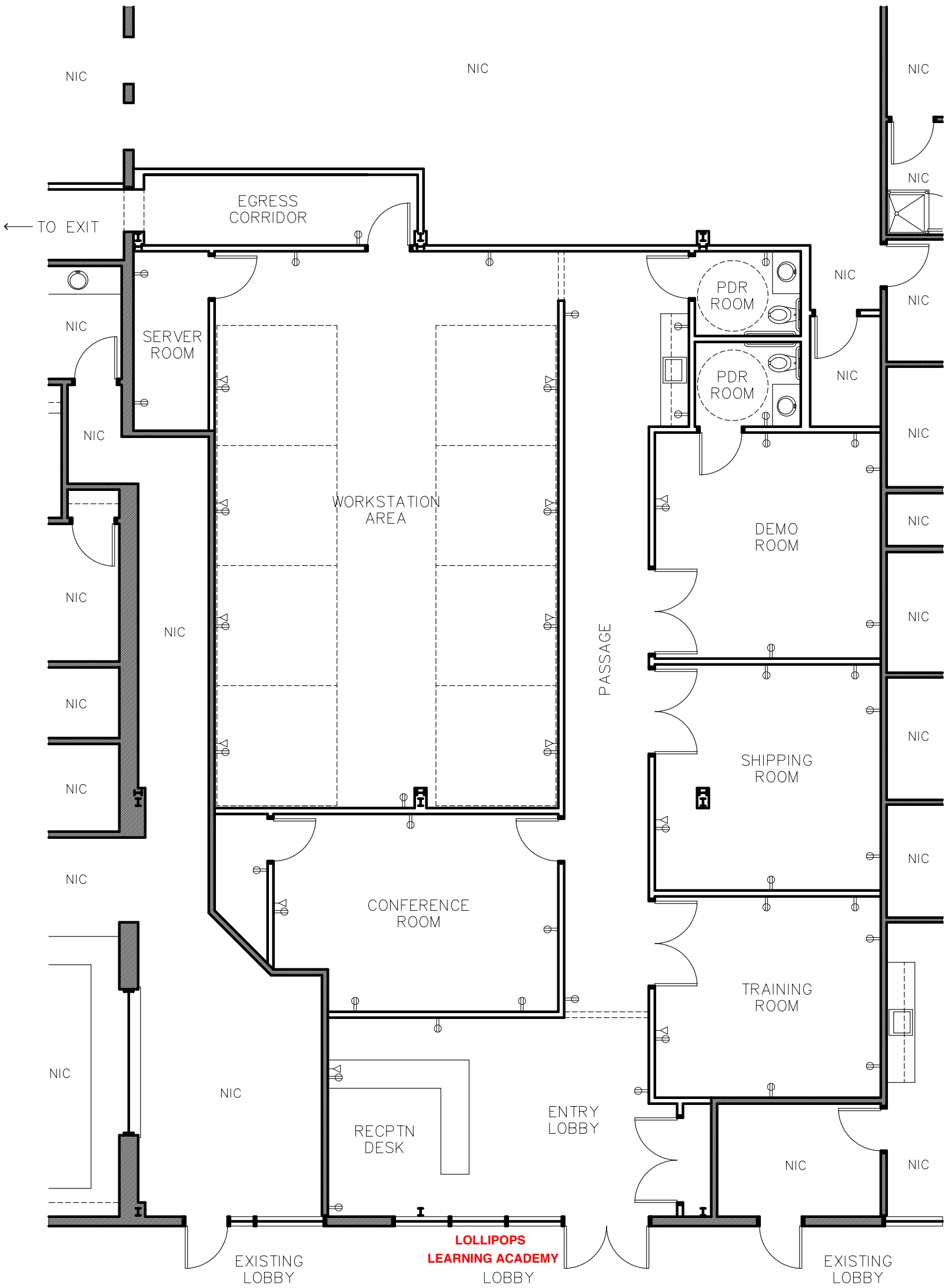
PROJECT NAME :

LOLLIPOPS LEARNING ACADEMY
3160 TREMONT AVENUE, TREVOSE, PA 19053

DRAWING TITLE :

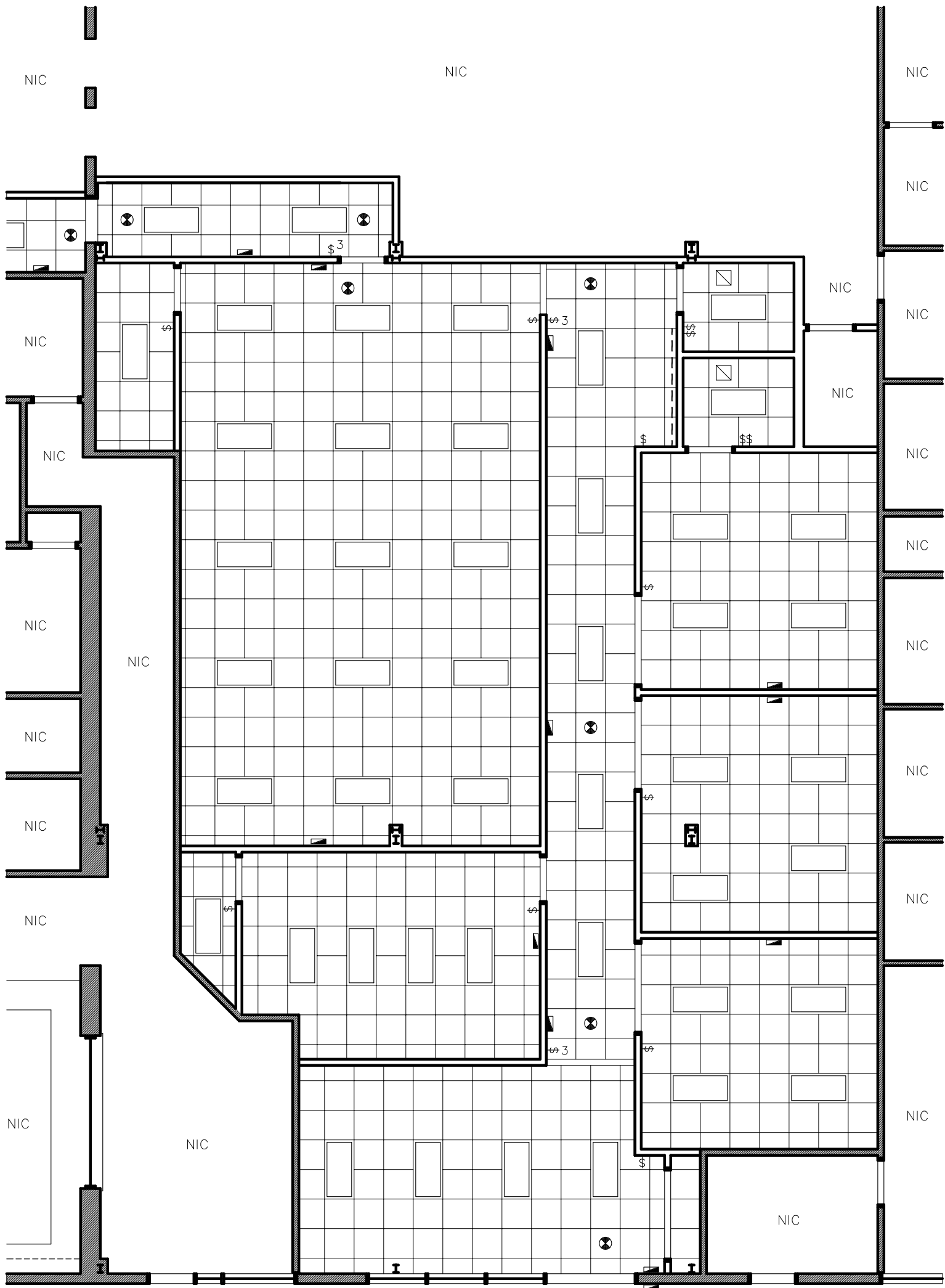
ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

A-1
JUNE 4, 2006



PROJECT NAME:
LOLLIPOP LEARNING ACADEMY
3160 TREMONT AVENUE, TREVOSE, PA 19053

DRAWING TITLE:
POWER & TELE-COM PLAN
A-2
SCALE: 1/8" = 1'-0" JUNE 4, 2006



01 REFLECTED CEILING PLAN
A-3 SCALE: 1/8" = 1'-0"

0 1 2 4 8 16 FEET



PROJECT NAME:

LOLLIPOPS LEARNING ACADEMY
3160 TREMONT AVENUE, TREVOSE, PA 19053

DRAWING TITLE:

REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

A-3
JUNE 4, 2006